SNAPSHOT of HOME Program Performance--As of 03/31/10 Local Participating Jurisdictions with Rental Production Activities



PJ Since (FY):

1992

Participating Jurisdiction (PJ): Middlesex County Consortium State: NJ

PJ's Total HOME Allocation Received: \$25,501,406 PJ's Size Grouping*: B

Nat'l Ranking (Percentile):* ΡJ Group B **State Average** State Rank Nat'l Average Overall Category PJs in State: 27 **Program Progress:** % of Funds Committed 96.59 % 91.60 % 2 92.07 % 90 88 66 % of Funds Disbursed 88.36 % 82.33 % 8 84.14 69 100 100 Leveraging Ratio for Rental Activities 5.45 5.08 1 4.79 % of Completed Rental Disbursements to 82.23 % 63.84 % 25 81.45 % 11 11 All Rental Commitments*** 34.95 % 69.74 % % of Completed CHDO Disbursements to 64.03 % 25 6 All CHDO Reservations*** Low-Income Benefit: % of 0-50% AMI Renters 87.36 % 83.30 % 11 80.97 % 65 61 to All Renters % of 0-30% AMI Renters 46.10 % 44.72 % 45.50 % 15 50 49 to All Renters*** Lease-Up: 12 % of Occupied Rental Units to All 87.73 % 96.38 % 25 95.55 % 10 Completed Rental Units*** 22 24 27 17 In State: **Nationally:** Overall Ranking: **HOME Cost Per Unit and Number of Completed Units:** Rental Unit \$43,866 \$27,807 \$26,831 269 Units 71.70 % Homebuyer Unit \$13,279 \$17,000 \$15,029 91 Units 24.30 % Homeowner-Rehab Unit \$0 \$15,689 \$20,806 Units 0.00 % **TBRA Unit** \$9,041 \$8,241 \$3,228 15 Units 4.00 %

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

^{* -} A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

^{** -} E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

^{***-} This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Middlesex County Consortium NJ

Total Development Costs: (average reported cost per unit in **HOME-assisted projects**)

PJ: State:* National:**

Rental \$124,708 \$107,990 \$96,090

Homebuyer \$210,518 \$96,653 \$75,663

Homeow	ner
	\$0

\$0
\$17,374
\$23,585

CHDO Operating Expenses: (% of allocation)

PJ: **National Avg:** 0.0 % 1.2 %

R.S. Means Cost Index: 1.12

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	•	Homeowner	TBRA
RACE:					HOUSEHOLD TYPE:	%	%	<u></u>	%
White:	67.8	39.6	0.0	33.3	Single/Non-Elderly:	19.5	22.0	0.0	80.0
Black/African American:	19.5	27.5	0.0	40.0	Elderly:	55.9	4.4	0.0	0.0
Asian:	1.3	9.9	0.0	0.0	Related/Single Parent:	8.9	35.2	0.0	20.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	7.6	27.5	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	5.9	11.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	1.1	0.0	0.0					
Black/African American and White:	0.0	1.1	0.0	6.7					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	1.3	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	10.2	20.9	0.0	20.0					
HOUSEHOLD SIZE: SUPPLEMENTAL RENTAL ASSISTANCE:									
1 Person:	66.5	23.1	0.0	80.0	Section 8:	16.9	1.1		
2 Persons:	15.7	27.5	0.0	13.3	HOME TBRA:	0.0			
3 Persons:	10.2	18.7	0.0	6.7	Other:	17.4			
4 Persons:	5.9	17.6	0.0	0.0	No Assistance:	65.7			
5 Persons:	1.3	11.0	0.0	0.0					
6 Persons:	0.4	0.0	0.0	0.0					
7 Persons:	0.0	2.2	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0	# of Section 504 Compliant I	Units / Co	mpleted Un	its Since 200	1 157

^{*} The State average includes all local and the State PJs within that state



^{**} The National average includes all local and State PJs, and Insular Areas

[#] Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.

— HOME PROGRAM — SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Middlesex County Consortium State: NJ Group Rank: 17

State Rank: 24 / 27 P.Is (Percentile)

Overall Rank: 22 (Percentile)

Summary: 3 Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	63.84	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	34.95	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOMF	< 70%**	87.36	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	87.73	
"ALLOCATION-Y	'EARS" NOT DISBURSED***	> 3.340	1.53	

^{*} This Threshold indicates approximately the lowest 20% of the PJs



^{**} This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

^{***} Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.